



## GILPIN COUNTY HISTORIC PRESERVATION COMMISSION MEETING MINUTES

December 2, 2021

The Gilpin County Historic Preservation Commission convened virtually Zoom Meeting; no physical meeting was held. The recording of this meeting can be found at:

<https://stories.opengov.com/gilpincountyco/published/bblg7waPB>

**Call to Order:** Chair Johnson called the meeting to order at 6:05 p.m.

### **Quorum Call:**

- Present: Chair Bret Johnson, Vice Chair B. Travis Wright, Susan Meade, Jasper Webb and Jeremy Kaiser
- Absent: Jack Hidahl
- Staff Present: Tami Archer, Secretary/Liaison

**Agenda Review:** Chair Johnson reviewed the agenda. Secretary Archer noted that she had sent out information regarding the CPI grant for the Saving Places Conference, and it was added to the agenda. No other changes were proposed.

**Consideration of Minutes:** The minutes from June 17, 2021 and June 24, 2021 were presented. Approval of the June 24<sup>th</sup> minutes was postponed due to lack of a quorum being present. The minutes from June 17<sup>th</sup> were considered. Vice Chair Wright moved to approve as presented and was seconded by Commissioner Meade. The motion passed unanimously. The minutes from October 21, 2021 were presented. Commissioner Meade moved to approve as presented and was seconded by Vice Chair Wright. The motion passed unanimously.

**Public Comment:** None

### **Old Business:**

#### **A. Yacht Club District Nomination Discussion**

Chair Johnson started the discussion regarding a district nomination. Chair Johnson noted that the nomination process for either an individual property or an entire district can be done without having a building permit application. There was discussion regarding the status of the Yacht Club property, and Secretary Archer indicated the property owner has not contacted staff since the last meeting. Chair Johnson asked if we should reach out to the owner to enlighten him as to the benefits of designation. There was discussion regarding whether or not the Yacht Club property could actually be designated as a district. Commissioner Webb asked about the potential benefits, and there was discussion about the tax credit program and Chair Johnson provided some details about what the restrictions could be resulting from designation. Chair Johnson also noted that the new ordinance was not on the website. Secretary Archer indicated she would take care of getting it posted. Vice Chair Wright indicated he had a copy so he shared it for discussion. There was additional discussion regarding nomination over owner objection. Chair Johnson noted that it would be exciting to have our first district, and encouraged staff to reach out to the owner to start the conversation.

**B. Grant Opportunities**

Commissioner Webb shared her efforts in grant research, noting that it was disappointing to see how few opportunities were currently available. She shared her spreadsheet showing several opportunities. She then presented her research, discussing each opportunity in greater detail.

There was also some discussion regarding the East Portal Work Cabins and grant possibilities. Vice Chair Wright mentioned his research has confirmed that the cabins are owned by Union Pacific Railroad. There was discussion around obtaining some sort of permission from Union Pacific to allow a grant to be pursued to stabilize the cabins. Considerable discussion ensued regarding the potential to list both the cabins and the Moffat Tunnel as local landmarks, perhaps over owner objection, and how that would allow the county to hold the owners liable for maintenance and upkeep under our current ordinance. Chair Johnson suggested a work session with the Board of County Commissioners (BoCC) to further explore this possibility, and if so how to proceed. He noted that we could not move on this without their support. Commissioner Meade offered to have someone she knows review the abatement reports to get a ball-park cost for the abatement for all 5 cabins, and Chair Johnson noted that once we have that we can set up a work session with the BoCC to discuss pursuing designation over owner objection, and how we could use this intent to persuade Union Pacific to give us ownership. Secretary Archer suggested this commission have a work session with the county attorney to tighten up our plans before we meet with the BoCC and to get his thoughts on the definition of property owner in the ordinance.

Secretary Archer discussed the Saving Places grant opportunity. The conference was discussed, and Chair Johnson noted that it would be both in-person and virtual for 2022. Secretary Archer asked the commissioners to review the agenda for the conference and to let her know if there is any interest in attending. Commissioner Webb noted that the deadline was approaching fast.

Chair Johnson noted that there was no additional business to discuss and asked for a motion to adjourn.

**Adjourn:** Commissioner Meade moved to adjourn and was seconded by Vice Chair Wright. The meeting adjourned at 8:19 p.m.

Respectfully submitted,

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Bret Johnson  
Chair